PRE-CERCLIS SCREENING/NEW SITE ASSIGNMENT FORM

EPA ID NUMBER: None

SITE NAME: 123rd Street PCB Groundwater Contamination

PREVIOUS NAMES (AKAs): None

SITE LOCATION:

Street address: 31-89 123rd Street
City: Flushing
State: New York
Zip code: 11354
County: Queens

BLOCK: 4392
LOT: 44

LATITUDE (decimal degrees): + 40.767472
LONGITUDE (decimal degrees): - 73.845375

a. Accuracy meters: None
b. Collection method: Google Earth
c. Reference datum: None
d. Reference point: Property address
e. Source map scale: None
f. Point/line/area: Point
g. Collection date: 01/02/14

(See attachment 1 for available values)

AVAILABLE SITE TYPE MAIN CATEGORIES: Waste Management

AVAILABLE SITE TYPE MAIN SUBCATEGORIES: Illegal disposal/open dump
(See attachment 2 for available values)

COMPLETE THE FOLLOWING CHECKLIST.

	YES	NO
1. Does the site already appear in CERCLIS?	X	
2. Is there a known, suspected, or potential release of CERCLA hazardous substances?	X	
3. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		X
4. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		X
5. Is the release into a public or private drinking water supply due to deterioration of the water supply system through ordinary use?		X
6. Is some other program actively involved with the site (i.e, another Federal, State or Tribal program)?		X
7. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas,		X

natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA or OSHA?		
8. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?		X
9. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, ASTM Phase I, II, etc. completed, EPA approved risk assessment completed)?		X

EXPLAIN ALL YES ANSWERS:

Based on analytical data of soil and groundwater samples that have been collected in the area, as discussed below, there is a release of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) hazardous substances (i.e. polychlorinated biphenyls [PCBs]); however, based on a review of available information, it is likely that the source of the PCBs is the former PCB Pool/College Point site. This site is already listed in CERCLIS and has been archived – CERCLIS ID NYD980534986.

SITE DETERMINATION:

_____ FURTHER ASSESSMENT IS RECOMMENDED. ENTER SITE INTO CERCLIS.

__X__ THE SITE IS NOT RECOMMENDED FOR PLACEMENT INTO CERCLIS.

DISCUSS DECISION AND RATIONALE:

The Pre-CERCLIS screening activities for the 123rd Street PCB Groundwater Contamination (hereafter "Site") were conducted by EPA in response to a petition EPA received to conduct a preliminary assessment of hazardous waste threats in Flushing Bay, Flushing River, and Willets Point. A search of Federal and State environmental records databases was conducted for the area north of Willets Point across Flushing Bay (i.e., between the bay and College Point Boulevard) and the area to the east of Willets Point across Flushing River. The Site was selected based on information obtained from the database search which indicated multiple references to an uncontrolled release of PCBs to groundwater had occurred. EPA is attempting to identify if further investigation is warranted to evaluate the Site under CERCLA based on a review of additional information.

The Site is located in an industrial area along the east side of 123rd Street, south of 31st Avenue, in the College Point Section of Flushing, Queens County, NY, as shown on Figures 1 and 2. The industrial area is bordered to the south and west by Flushing Bay. The Site was formerly bordered to the east by Flushing Creek; however, the creek was filled in prior to the development and construction of a Home Depot and associated parking lots in the late 90's early 2000's.

Information contained in the database search indicated that PCBs were detected in groundwater at a property located at 31-89 123rd Street, Flushing, Queens, NY, during a Phase II Environmental Site Assessment (ESA) conducted in 2002 and that the origin of the PCBs was believed to be from an off-site source. The property owners reported the contamination to the New York State Department of Conservation (NYSDEC) under Spill No. 0209385. Based on this information, Weston Solutions, Inc. (WESTON®) obtained files from the NYSDEC pertaining to this property, which is currently occupied by Time Warner Cable (TWC).

In response to the spill report, NYSDEC requested that the property owners conduct an investigation at the property to determine the source of the contamination identified during the 2002 Phase II ESA. In 2003, as

part of the investigation, four monitoring wells were installed and sampled, and two soil samples were collected from each boring at the 5-7 foot interval and the 15-17 foot interval. The report indicates that the property was the former location of St. Mary's Dump. Material consistent with dumps (i.e., construction debris, trash, ash, etc.) was observed to depths of 10 feet below ground surface (bgs) in the borings. An oily supersaturated substrate was observed in three of the borings and non-aqueous phase liquid (NAPL) was observed in one well. The most upgradient boring contained the thickest layer of saturated substrate and NAPL. A sample collected of the NAPL indicated a concentration of 14,300 parts per million (ppm) of the PCB mixture Aroclor 1260. Aroclor 1260 was also detected in all the soil samples collected from the four borings at the 15-17 foot interval with concentrations ranging from 341 to 3,028 ppm. PCBs were not detected in the samples collected from the 5-7 foot interval. The collected groundwater samples did not contain detected concentrations of PCBs; however, it should be noted that all the groundwater samples were filtered prior to analysis. In addition to the PCBs, various volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs) were also detected in the groundwater and soil samples. Additional investigations and remediation were conducted on the property regarding the VOCs and SVOCs (namely benzene, toluene, ethylbenzene, and xylenes [BTEX] compounds). Based on their investigation, the property owners concluded that the PCB contamination was not site-related and was coming from an off-site source (namely the former PCB Pool/College Point site [CERCLIS ID: NYD980534986]). NYSDEC issued a No Further Remedial Action Required letter for the property in June 2005. Of particular significance is the fact that Aroclor 1260 was also the only Aroclor detected in samples collected from the PCB Pool/College Point site.

Upon review of the file for the TWC property, it appears that the reported location of the former PCB Pool/College Point site was inaccurate. The investigation report dated January 2004 indicated that the exact location of the lagoons was not known but the location of the overall site is now the location of the Con Edison vehicle maintenance facility, which is located on the north side of 31st Avenue at the intersections with 123rd, 124th, and 125th Streets. However, while not drawn to scale, a sketch of the lagoon locations was provided in an addendum of the TWC investigation report that contained information from the removal action conducted at the PCB Pool/College Point site by NYSDEC in 1980. From this map, it can clearly be determined that the lagoons were actually located on the south side of 31st Avenue between 123rd and 124th Streets; very much near, if not the same location as, the current TWC property. Figure 2 presents a Layout of the Site with the approximate location of the lagoons.

The database search also indentified two other incidences of PCBs being detected in soil and/or groundwater near 123rd Street. The first incident was identified in 1999 during a Phase II investigation on a vacant lot located at the intersection of 125th Street and 31st Avenue; PCBs were identified in two locations and numerous oil-stained soil areas were observed. The property was remediated through the excavation and removal of 11 tons of soil. This property also contained a septic system and injection wells, which were removed. Endpoint samples were collected following removal of structures. Remaining contamination was below state remediation levels. The spill case was closed by NYSDEC in 2002.

The second incident occurred in January 2001. Oily groundwater was observed in a trench near 125th Street and 31st Avenue while excavating for a new manhole for the proposed new State Building and Home Depot. Analysis of two water samples indicated PCB concentrations of 156 and 139 ppm. The database report indicates that the trenches were backfilled with clean soil. NYSDEC closed the spill case in February 2001. An additional note is provided in the database report that indicates the PCBs detected in the groundwater are unrelated to the former College Point Oil Lagoon site (a.k.a PCB Pool/College Point site) because the College Point Oil Lagoon site is more than 0.5 mile from this incidence. However, based on the sketch map of the location of the lagoons, this statement appears to be inaccurate. As shown on the attached Figure 2, the vacant lot and Home Depot are adjacent to the location of the former lagoons.

The PCB Pool/College Point site consisted of three unlined lagoons that were used for illegally dumping of liquid wastes. In 1980, NYSDEC conducted a removal action of the College Point Oil Lagoon site consisting of the removal of PCB-contaminated oil, PCB-contaminated water, and the layer of sludge at the bottom of the lagoons. Soil below the sludge that contained less than 50 ppm PCBs was left on site. The lagoons were backfilled. In 1979 EPA conducted a preliminary assessment of the site and in 1981 a site

investigation. At that time, based on existing information, it was determined that the site did not qualify for the National Priorities List. The site was archived in 1993.

There are no drinking water targets associated with the groundwater migration pathway within a 4-mile radius. Drinking water is supplied to the residents of New York City by the New York City Water Supply System (NYCWSS). NYCWSS' source water is surface water and is supplied from a network of 19 reservoirs and three controlled lakes located approximately 125 miles north and west of New York City. Available information indicates that the primary area of soil contamination is located greater than 2 feet below ground surface; therefore, there are no targets associated with the soil exposure pathway. Likewise, there is no overland flow component of the surface water migration pathway. The primary pathway of concern would be the groundwater to surface water discharge and the targets associated with Flushing Bay and Flushing River. However, few HRS-eligible wetlands and/or sensitive environments are present within the heavily industrialized area of Flushing Bay.

Checklist preparer: **Nancy Shannon** **04/06/14**
Print name/signature Date

Title: Senior Project Scientist, Weston Solutions, Inc.
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E-mail address: nancy.shannon@westonsolutions.com

Regional EPA Reviewer: _____ _____
Print name/signature Date

ATTACHMENT 1

REQUIRED INFORMATION FOR SITE COORDINATES

Please provide Latitude and Longitude in decimal degrees.

a. Accuracy meters: Describe the accuracy value as a range (+/-) of the latitude and longitude in meters:

b. Collection method: Describe the method used to determine the site coordinates.

- ☒ Address matching
  - ☐ Block Face
  - ☐ Digitized
  - ☒ House Number
  - ☐ Nearest Intersection
  - ☐ Primary Name
  - ☐ Street Centerline
  - ☒ Other (specify) Property address

- ☒ Interpolation
  - ☐ Map
  - ☒ Digital map source (TIGER)
  - ☐ Photo
  - ☐ Satellite
  - ☐ MSS
  - ☐ SPOT
  - ☐ TM
  - ☐ Other (specify) _____
- ☐ Global Positioning System
  - ☐ Carrier phase kinematic relative positioning technique
  - ☐ Carrier phase static relative positioning technique
  - ☐ Code measurements (pseudo range) differential (DGPS)
  - ☐ Code measurements (pseudo range) precise positioning service
  - ☐ Code measurements (pseudo range) standard positioning service SA off
  - ☐ Code measurements (pseudo range) standard positioning service SA on
  - ☒ GPS unspecified
- ☐ Public land Survey
  - ☐ Footing
  - ☐ Quarter section
  - ☐ Eighth section
  - ☐ Sixteenth section
  - ☐ Section
- ☐ Census
  - ☐ Block - 1990 - centroid
  - ☐ Block/group - 1990 - centroid
  - ☐ Block tract - 1990 - centroid
  - ☐ Other (specify) _____

- ☐ Loran C
  - ☐ Classical Surveying Techniques
  - ☐ Zip Code Centroid
  - ☐ Zip+2 Centroid
  - ☐ Zip+4 Centroid
  - ☐ Unknown
  - ☐ Other (specify) _____

c. Reference Datum: Please describe the reference datum of the latitude and longitude

- ☐ NAD27
- ☐ NAD83
- ☐ WGS84
- ☐ Other (specify) _____
- ☒ Unknown

d. Reference Point: Describe the category of feature referenced by the site coordinates

- ☐ Administrative building
- ☐ Air monitoring station
- ☐ Air release
  - ☐ Stack
  - ☐ Vent
- ☐ Atmosphere emissions treatment unit
- ☐ Boundary point
- ☒ Center of facility/centroid
- ☐ Facility/station building entrance
- ☐ Intake point
- ☐ Lagoon or settling pond
- ☐ Liquid waste treatment unit
- ☐ Loading area centroid
- ☐ Loading facility
- ☐ Monitoring point
- ☐ Northeast corner of land parcel
- ☐ Northwest corner of land parcel
- ☐ Plant Entrance
  - ☐ Freight
  - ☐ General
  - ☐ Personnel
- ☐ Process Unit
- ☐ Process Unit area centroid
- ☐ Southeast corner of land parcel
- ☐ Southwest corner of land parcel
- ☐ Solid waste treatment/disposal unit
- ☐ Solid waste storage area
- ☐ Water monitoring station
- ☐ Water release pipe
- ☐ Well
- ☐ Well protection area
- ☐ Within limits of groundwater plume
- ☐ Other (specify)
- ☐ Unknown

e. Source Map Scale: Describe the scale of the source used to determine the site coordinates

- ☐ 1:10,000
- ☐ 1:12,000
- ☐ 1:15,840
- ☐ 1:20,000
- ☐ 1:24,000
- ☐ 1:25,000
- ☐ 1:50,000
- ☐ 1:62,500
- ☐ 1:63,360
- ☐ 1:100,000
- ☐ 1:125,000
- ☐ 1:250,000
- ☐ 1:500,000
- ☒ None
- ☐ Other (specify) _____
- ☐ Unknown

f. Point/line/area: Describe the area defined by the coordinates

- ☐ Area
- ☐ Line
- ☒ Point
- ☐ Region
- ☐ Route
- ☐ Unknown

g. Collection Date: Please provide the date the site coordinates were obtained: **01/02/14**

ATTATCHMENT 2

SITE TYPE MAIN CATEGORIES AND SUB CATEGORIES

Manufacturing/processing/maintenance
Chemicals and allied products
Radioactive products
Primary metals/mineral processing
Oil and gas refining
Metal fabrication/finishing/coating and allied industries
Lumber and wood products/pulp and paper
Lumber and wood products/wood preserving/treatment
Plastics and rubber products
Electronic/electrical equipment
Coal gasification
Ordnance production
Coke production
Trucks/ships/trains/aircraft and related components
Tanneries
Fabrics/textiles
Other (please specify)

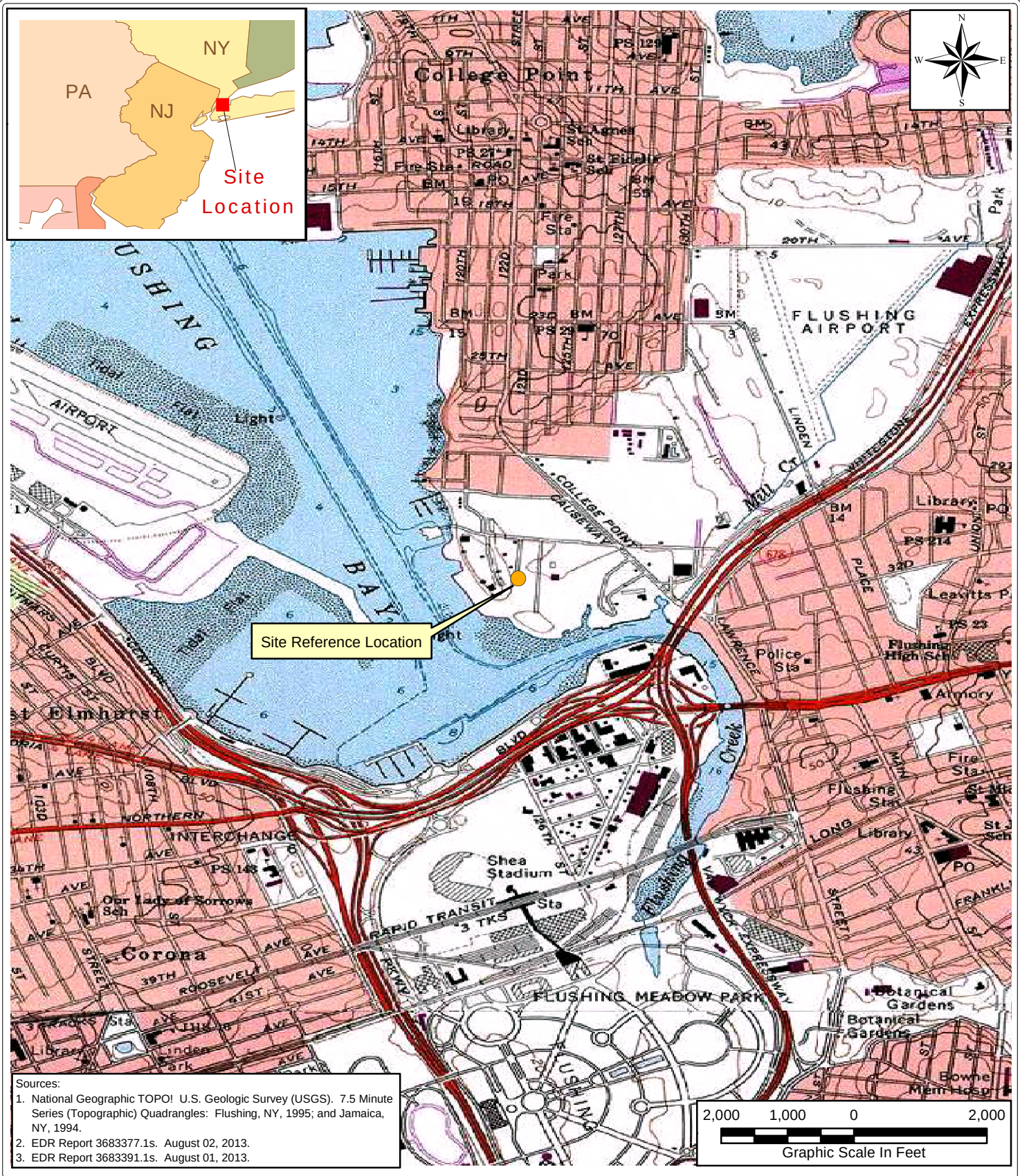
Recycling
Batteries/scrap metals/secondary smelting/precious metal recovery
Waste/used oil
Automobiles/tires
Drums/tanks
Chemicals/chemical waste (e.g., solvent recovery)
Other (please specify)

Waste Management
Municipal solid waste landfill
Industrial waste landfill
Co-disposal landfill (municipal and industrial)
Industrial waste facility (non-generator)
Radioactive waste treatment, storage, disposal (non-generator)
Mine tailings disposal
Illegal disposal/open dump
Other (please specify)

Mining
Coal
Oil and gas
Metals
Non-Metal minerals
Other (please specify)

Other
Treatment works/septic tanks/other sewage treatment
Transportation (e.g., railroad yards, airport, barge docking site)
Product storage/distribution
Groundwater plume site with no identifiable source
Contaminated sediment site with no identifiable source
Retail/commercial (e.g., dry cleaners)
Agricultural (e.g., grain elevators)
Spill or other one time event
Military
Research, development, and testing facility
Dust control
Other (please specify)

APPENDIX A
FIGURES



LEGEND:

Site Reference Location

TITLE:

Site Location Map
123rd Street PCB Groundwater Contamination
31-89 123rd Street
Flushing, Queens County, NY

PROJECT:
123rd Street PCB Groundwater Contamination

CLIENT NAME:
EPA

WESTON SOLUTIONS

DATE:
January 2014

FIGURE #:
1

P:\SAT2\Flushing Bay_Flushing_River_and_Willets Point\123rd_St_PCB_GWMXD\14084_123st_PCB_Topo.mxd

SOURCES:
1. U.S. Geological Survey (USGS). 2004 High Resolution Orthoimagery. http://earthexplorer.usgs.gov. May 8th, 2009.
2. EDR Report 3683377.1s. August 02, 2013.
3. EDR Report 3683391.1s. August 01, 2013.

LEGEND:
- Site Reference Location
- Approximate Location of Former Lagoons

TITLE:

Site Map
123rd Street PCB Groundwater Contamination
31-89 123rd Street
Flushing, Queens County, NY

PROJECT: 123rd Street PCB Groundwater Contamination

CLIENT NAME: EPA

WESTON SOLUTIONS

DATE: January 2014

FIGURE #: 2

P:\SAT2\Flushing Bay_Flushing_River_and_Willets Point\123rd_St_PCB_GWMXD\14085_123st_PCB_Aerial.mxd